

151.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

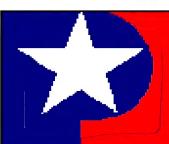
725,100 / 725,100

USE VALUE:

725,100 / 725,100

ASSESSED:

725,100 / 725,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19		BUENA VISTA RD, ARLINGTON

Legal Description							User Acct
							100018
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

## OWNERSHIP

Unit #:

Owner 1: VANDAL THOMAS J

Owner 2: MERCER AMANDA J

Owner 3:

Street 1: 19 BUENA VISTA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: AMERINGER KURT L &amp; CHARLOTTE S/ TRS -

Owner 2: CHARLOTTE S AMERINGER LIVING T -

Street 1: 19 BUENA VISTA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1336 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Very Good												
Sty Ht: 2A	2A - 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	Conc. Block			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1	Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C	Average			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1928	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G14		Fact: .		Floor:				Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	Plaster			Functional:		%		Interior:	1	6	2	M					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	Typical			Special:		%		Kitchen:									
Prim Floors: 3	Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3	Typical			Const Adj.: 0.98000199													
Insulation: 2	Typical			Adj \$ / SQ: 171.990													
Int vs Ext: S				Other Features: 88500													
Heat Fuel: 2	Gas			Grade Factor: 1.00													
Heat Type: 5	Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 344647													
% Com Wal		% Sprinkled		Depreciation: 64104													
				Depreciated Total: 280542													
<b>MOBILE HOME</b>				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:													
<b>PARCEL ID</b> 151.0-0002-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700		3,700
More: N	Total Yard Items:	3,700	Total Special Features:												Total:	3,700	
<b>SKETCH</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	616	171.990	105,946	BMT	100	RRM		25	F							
BMT	Basement	576	55.720	32,098													
SFL	Second Floor	576	171.990	99,066													
WDK	Deck	170	11.640	1,980													
EFP	Enclos Porch	168	42.560	7,150													
UAT	Upper Attic	144	68.800	9,907													
Net Sketched Area: 2,250				Total:	256,147												
Size Ad	1192	Gross Area	2682	FinArea	1336												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	